



**EXTERIOR INFORMATION**

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AV - Average	31.0
Functional:		0
Economic:		0
Special:		0
Override:		0
	Total:	31.0

## CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	133.650
Other Features:	50000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	159459
Depreciation:	49432
Depreciated Total:	110027

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s	3			BR:s	1		Baths:		HB		

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
<b>Totals</b>			
1	3	1	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	133.65	
Special Features:	0	Val/Su Net:	87.30	
Final Total:	110000	Val/Su SzAd	174.60	

## SKETCH

Diagram of a rectangular building footprint with dimensions and a central label:

- Top horizontal edge: 14
- Right vertical edge: 41
- Bottom horizontal edge: 14
- Left vertical edge: 21
- Top-left corner offset: 6 (horizontal) and 4 (vertical)
- Left vertical edge offset: 4
- Bottom-left corner offset: 4
- Central label: FFL BMT (630)

## SUB AREA

[illegible]

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
60						
00						
60						
80						

## IMAGE



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
22	-26	BRATTLE ST, ARLINGTON

## OWNERSHIP

OWNERSHIP				Unit #:	
Owner 1:	KLEUTSCH LAUREN				
Owner 2:					
Owner 3:					
Street 1:	24 BRATTLE ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	02476			Type:	

## PREVIOUS OWNER

NEW CO-OWNER		
Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry	
Postal:		

## NARRATIVE DESCRIPTION

This parcel contains .127 Sq. Ft. of land mainly classified as Multi-House with a Bungalow Building built about 1880, having primarily Wood Shingle Exterior and 630 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	109	Multi-House	Prime NB Desc	ARLINGTON	Total:		Spl Credit		Total:	
--------------	---------	--------------	---	-------------	-----	-------------	---------------	-----------	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	110,000			110,000
Total Card	0.000	110,000			110,000
Total Parcel	0.127	587,700		409,900	997,600
Source: Market Adj Cost	Total Value per SQ unit /Card:		174.60	/Parcel: 332.3	

## PREVIOUS ASSESSMENT

[illegible]

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
3/11/2009	Meas./Inspect	163	PATRIOT
2/16/2000	Inspected	276	PATRIOT
1/6/2000	Measured	263	PATRIOT

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_

VERIFICATION OF VISIT NOT DATA               [illegible]

**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	37472
	Prior Id # 2:	
	Prior Id # 3:	
5	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
1	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	



test PDF Combine only

GENERAL INFORMATION	
Grade: C - Average	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact: .
Const Mod:	
Lump Sum Adj:	

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

**PARCEL ID** 056.0-0002-0035.0

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

Phys Cond:	AV - Average	31.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	<b>Total:</b>	<b>31.0%</b>

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	133.650
Other Features:	50000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	159459
Depreciation:	49432
Depreciated Total:	110027

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 3		BRs: 1		Baths:				HB			

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	133.65	
Special Features:	0	Val/Su Net:	87.30	
Final Total:	110000	Val/Su SzAd	174.60	

Diagram of a rectangular building footprint with dimensions and labels:

- Top horizontal edge: 14
- Left vertical edge: 14
- Bottom horizontal edge: 14
- Right vertical edge: 41
- Internal vertical edge (left of main body): 6
- Internal horizontal edge (top of main body): 4
- Internal horizontal edge (bottom of main body): 4
- Internal vertical edge (right of main body): 21
- Center label: FFL BMT (630)

[illegible][illegible]

**AssessPro** Patriot Properties, Inc







test PDF Combine only

Type: 12 - Multi-Conver				
Sty Ht: 2H		- 2 & 1/2 Sty		
(Liv) Units: 3		Total: 4		
Foundation: 3		- BrickorStone		
Frame: 1		- Wood		
Prime Wall: 4		- Vinyl		
Sec Wall:				%
Roof Struct: 1		- Gable		
Roof Cover: 1		- Asphalt Shgl		
Color: WHITE				
View / Desir:				

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
Othr Fix:		Rating:	

## OTHER FEATURES

Kits: 3	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AG - Avg-Good	26.9
Functional:		0
Economic:		0
Special:		0
Override:		0
	Total:	26.4

## CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.09266436
Const Adj.:	0.99495000
Adj \$ / SQ:	184.815
Other Features:	154000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649097
Depreciation:	171362
Depreciated Total:	477735

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 11		BRs: 5			Baths: 3		HB				

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
1	3	1	
Totals			
3	11	5	

## COMPARABLE SALES

[illegible]

## SKETCH

5	WDK ( 806 )	10
36	HST SFL FFL BMT ( 936 )	3
3	RD	4
2	OFF 14 ( 62 )	
SFL FFL BMT ( 16 )		

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	952	55.440	52,78	
FFL	First Floor	952	184.810	175,94	
SFL	Second Floor	952	184.810	175,94	
HST	Half Story	468	184.810	86,49	
WDK	Deck	80	15.920	1,27	
OFP	Open Porch	62	42.900	2,66	
<b>Net Sketched Area:</b>		<b>3,466</b>	<b>Total:</b>	<b>495,09</b>	
<b>Size Ad</b>	<b>2372</b>	<b>Gross Area</b>	<b>3934</b>	<b>FinArea</b>	<b>2372</b>

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
3						
4						
4						
3						
4						
0						
8						
2						

## IMAGE







test PDF Combine only

Type:	12 - Multi-Convex	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	3	Total: 4
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1880	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:			
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AG - Avg-Good	26.9%
Functional:		9%
Economic:		9%
Special:		9%
Override:		9%
	<b>Total:</b>	<b>26.4%</b>

## CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.09266436
Const Adj.:	0.99495000
Adj \$ / SQ:	184.815
Other Features:	154000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	649097
Depreciation:	171362
Depreciated Total:	477735

## COMMENTS

[illegible]

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	2
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 11		BRs: 5		Baths: 3		HB					

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
2		4		2
1		3		1
<b>Totals</b>				
3		11		5

## SKETCH

5	WDK ( 806 )	10
36	HST SFL FFL BMT ( 936 )	3
3	80	4
SFL FFL BMT ( 16 )	2	OFF 14 ( 62 ) <sup>16</sup>

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	Basement	952	55.440	52,78	
FFL	First Floor	952	184.810	175,94	
SFL	Second Floor	952	184.810	175,94	
HST	Half Story	468	184.810	86,49	
WDK	Deck	80	15.920	1,27	
OPF	Open Porch	62	42.900	2,66	
<b>Net Sketched Area:</b>		<b>3,466</b>	<b>Total:</b>	<b>495,09</b>	
<b>Size Ad</b>	<b>2372</b>	<b>Gross Area</b>	<b>3934</b>	<b>FinArea</b>	<b>2372</b>

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
83						
44						
44						
93						
74						
60						
98						
72						

**IMAGE**

